

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 320, 460, AND 470 HONEY CREEK ROAD SE FROM A-R (AGRICULTURAL-RESIDENTIAL) TO CRS (COLLABORATIVE RESIDENTIAL SUBDIVISION); TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

REZONING CASE NO. 2024-17	Rezone 285.682 acres at 320, 460, and 470 Honey Creek Road SE From A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision.		
APPLICANT:	Bryan Musolf (InLine Communities, LLC)		
PROPERTY OWNER:	Melinda Cowan, Carey Slay, and Jerry Brent Harris		
LOCATION:	320, 460, and 470 Honey Creek Road SE		
LAND LOT(S):	176 and 145	DISTRICT:	10th
TAX PARCEL NO.:	0480010004, 048001004A, and 048001004B		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings held following public notice and all other requirements of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, as amended.

WHEREAS, the Future Land Use Map of Rockdale County's Comprehensive Plan designates said property as Medium Density Residential.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

The Official Zoning District Map for Rockdale County, as amended, is hereby amended to rezone the 285.682-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision).

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning attached hereto as Exhibit "C", and applies to the 285.682-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all other applicable provisions of the Code of Rockdale County. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

Section III

The Official Zoning District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I, along with the conditions authorized in Section II.

Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 10th day of December, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

abstained

Osborn Nesbitt, Sr., Chairman

Sherri L. Washington
Sherri L. Washington, Commissioner Post I

Doreen Williams
Dr. Doreen Williams, Commissioner Post II

Attest:

By: Jennifer Rutledge
Jennifer Rutledge, County Clerk

Approved as to Form:

By: M. Qader A. Baig
M. Qader A. Baig, County Attorney

First Reading: 8/27/2024

Second Reading: 12/10/2024

EXHIBIT "A"
LEGAL DESCRIPTION

AS-SURVEYED LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 145 AND 176, 11TH DISTRICT AND LAND LOTS 145, 146, 175 AND 176, 10TH DISTRICT, ROCKDALE COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 1.5 INCH OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE COMMON LINE TO THE 10TH LAND DISTRICT AND THE 11TH LAND DISTRICT, ALSO BEING THE LAND LOT CORNER COMMON TO LAND LOTS 145 AND 176 OF THE 10TH LAND DISTRICT AND LAND LOTS 145 AND 176 OF THE 11TH LAND DISTRICT; THENCE CONTINUING ALONG SAID DISTRICT LINE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, A DISTANCE OF 2048.22 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY OF GOODE ROAD (60 FOOT RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 205.57 FEET AN ARC DISTANCE OF 5.58 FEET (BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 49 MINUTES 58 SECONDS EAST, A CHORD DISTANCE OF 5.58 FEET) TO A POINT; NORTH 69 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 399.18 FEET TO A POINT; NORTH 68 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 256.37 FEET TO A POINT; NORTH 69 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 314.33 FEET TO A POINT; NORTH 70 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE OF 310.86 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1143.74 FEET AN ARC DISTANCE OF 345.15 FEET (BEING SUBTENDED BY A CHORD BEARING OF NORTH 61 DEGREES 24 MINUTES 41 SECONDS EAST, A CHORD DISTANCE OF 343.84 FEET) TO A POINT; NORTH 51 DEGREES 11 MINUTES 44 SECONDS EAST, A DISTANCE OF 265.89 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2124.28 FEET AN ARC DISTANCE OF 330.45 FEET (BEING SUBTENDED BY A CHORD BEARING OF NORTH 55 DEGREES 39 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 330.12 FEET) TO A POINT; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 571.36 FEET AN ARC DISTANCE OF 257.09 FEET (BEING SUBTENDED BY A CHORD BEARING OF NORTH 76 DEGREES 13 MINUTES 05 SECONDS EAST, A CHORD DISTANCE OF 254.92 FEET) TO A POINT; NORTH 89 DEGREES 06 MINUTES 31 SECONDS EAST, A DISTANCE OF 292.56 FEET TO A POINT; SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 205.89 FEET TO A POINT; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 3798.16 FEET AN ARC DISTANCE OF 111.18 FEET (BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87 DEGREES 52 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 111.17 FEET) TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 01 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1889.87 FEET TO A 1/2 INCH OPEN TOP PIPE; THENCE SOUTH 83 DEGREES 11 MINUTES 17 SECONDS EAST, A DISTANCE OF 1049.00 FEET TO A 1/2 INCH OPEN TOP PIPE; THENCE NORTH 00 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 38.78 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 186.54 FEET TO A POINT; THENCE SOUTH 00 DEGREES 52 MINUTES 08 SECONDS EAST, A DISTANCE OF 1000.77 FEET TO A 1 INCH OPEN TOP PIPE; THENCE NORTH 89 DEGREES 36 MINUTES 50 SECONDS WEST, A DISTANCE OF 634.74 FEET TO A POINT; THENCE SOUTH 14 DEGREES 13 MINUTES 06 SECONDS EAST, A DISTANCE OF 317.25 FEET TO A POINT; THENCE NORTH 78 DEGREES 42 MINUTES 27 SECONDS WEST, A DISTANCE OF 365.40 FEET TO A POINT; THENCE SOUTH 89 DEGREES 05 MINUTES 18 SECONDS WEST, A DISTANCE OF 368.00 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 01 DEGREES 09 MINUTES 30 SECONDS WEST, A DISTANCE OF 408.55 FEET TO A 1/2 INCH REBAR ON THE NORTHERN RIGHT OF WAY OF HONEY CREEK ROAD (80 FOOT RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 76 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 770.10 FEET TO A POINT; SOUTH 77 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 210.00 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7462.28 FEET AN ARC DISTANCE OF 511.30 FEET (BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76 DEGREES 52 MINUTES 34 SECONDS WEST, A CHORD DISTANCE OF 511.20 FEET) TO A 1.5 INCH OPEN TOP PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 49 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 314.40 FEET TO A POINT; THENCE SOUTH 75 DEGREES 04 MINUTES 54 SECONDS WEST, A DISTANCE OF 277.30 FEET TO A POINT; THENCE SOUTH 09 DEGREES 55 MINUTES 06 SECONDS EAST, A DISTANCE OF 296.90 FEET TO A 1.5 INCH OPEN TOP PIPE ON THE NORTHERN RIGHT OF WAY OF HONEY CREEK ROAD (80 FOOT RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 12 MINUTES 34 SECONDS WEST, A DISTANCE OF 428.60 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3113.65 FEET AN ARC DISTANCE OF 688.20 FEET (BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72 DEGREES 11 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 686.80 FEET) TO A POINT; SOUTH 78 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 507.72 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 07 DEGREES 01 MINUTES 42 SECONDS WEST, A DISTANCE OF 1537.91 FEET TO A 1 INCH STEEL ROD; THENCE NORTH 86 DEGREES 37 MINUTES 44 SECONDS EAST, A DISTANCE OF 69.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 21 MINUTES 41 SECONDS EAST, A DISTANCE OF 795.83 FEET TO 1.5 INCH OPEN TOP PIPE, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINS 12,444,326 SQUARE FEET OR **285.682 ACRES.**

EXHIBIT "B"
SURVEY PLAT



EXHIBIT "C"
CONDITIONS OF ZONING

1. The site shall be developed in general conformance with the submitted site plan and comply with the CRS (Collaborative Residential Subdivision) Zoning District, if adopted.
2. The applicant shall provide the Traffic Impact Study with the Preliminary Plat. Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (LDP). Additionally, as determined by the Rockdale County of Transportation, a new study may be required for the development. Any recommendations for improvements from any new studies shall be required to be shown on the LDP.
3. A mandatory Homeowners' Association shall be established and shall be responsible for the maintenance of all common areas and facilities.
4. The Homeowners' Association covenants shall include a rental restriction of five percent (5%) of all single-family residential dwelling units.
5. Applicant shall be allowed to access the Snapping Shoals Sewer Basin in order to provide sanitary sewer for the project and, accordingly, shall provide calculations for wastewater conveyance capacity associated with the proposed development to the Snapping Shoals Sewer Basin to Rockdale County before proceeding to the preliminary plat phase.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. Provide external five-foot-wide concrete sidewalks along Goode Road and Honey Creek Road right-of-way.
8. Provide internal five-foot-wide concrete sidewalks on both sides of internal streets.
9. All single-family units shall have a two-car garage designed in accordance with the applicable regulations found within the Unified Development Ordinance.
10. All amenity areas shall be accessible through five-foot-wide concrete sidewalks.
11. All internal streets shall be a minimum of 24 feet wide from face of curb to face of curb and shall be maintained by the homeowner's association.
12. All grasses area shall be sodded.
13. All utilities shall be placed underground.
14. Stormwater detention ponds shall be screened from view from adjoining residential properties. Screening plans shall be subject to review and approval by the Director of Planning and Development.
15. Building lots shall not be located within any required stream buffers or accompanying impervious setback areas.
16. The Covenants, Conditions, and Restrictions shall include a clause to limit the maximum number of homes that can be rented or leased at any time to be no more than five (5) percent.
17. All building elevations shall consist of brick, stone, cementitious siding, or real (lath or Portland) stucco from ground to eaves, with brick, stone, cedar shake, real stucco, painted wood siding or cementitious siding to be used as accents. Metal siding, vinyl siding, metal canopies, and exposed standard concrete blocks are prohibited. Soffits may be constructed of vinyl.
18. The development shall include open space, walking trails, and other amenities within the interior of the property. Any structures in the amenity areas shall be constructed using exterior building materials that complement the adjacent residential structures.
19. The minimum heated floor area of each dwelling shall be 1,800 square feet for ranch homes; and 2,000 square feet for all other homes.
20. Property perimeter shall have a minimum 100' buffer. Buffers may be encroached for grading, drainage, utilities, or access when required.
21. Any changes required with the existing Cowan Lake shall be coordinated with applicable authorities including the Safe Dams Program and U.S. Army Corps of Engineers. The changes shall follow their guidelines

for approval and no work shall be performed on the dam without the approval of said agencies. The work on the dam shall follow the approval from the Safe Dams Program and U.S. Army Corps of Engineers. No building permits shall be issued prior to the above work being completed.

22. Land designated as open space or buffers adjacent to Old Pleasant Hill Baptist Church (300 Honey Creek Road SE, Conyers, GA 30094, parcel ID 0480010005) may be donated. Any land donation will not affect open space calculations or zoning conditions regarding buffers (i.e. Condition 19).

23. Sidewalks, street trees, and streetlights shall be provided through the residential development along internal and external street frontages per Rockdale County code requirements.

24. The applicant shall adhere to the landscaping specifications found in Exhibit "D."

EXHIBIT "D"

LANDSCAPING SPECIFICATIONS

Intent:

To create a more visually interesting streetscape with additional diversity and variability of plant species, colors, textures, and forms to avoid the bland "cookie cutter" look often found in higher density single family detached product types. To deliver a planting plan that has long term practicality by selecting the right plants for the right place.

Action:

The landscape plans will reject generic per lot landscape packages that create a repetitious view traversing the neighborhood. The goal is to provide the appropriate amount of dissimilarity while maintaining overall harmony in the landscape. The planting plans will provide three characteristic lot design packages that will be used interchangeably among the single family detached lots. The plant components of these packages will include distinct options for the code required trees, shrubs, and groundcovers. The locations of the plantings will be dispersed to break up the large expanses of lawn area that can be stereotypical in this style development. The plant material in each lot design package will be selected to create a unified lot design that has a distinctive appearance from the next lot.

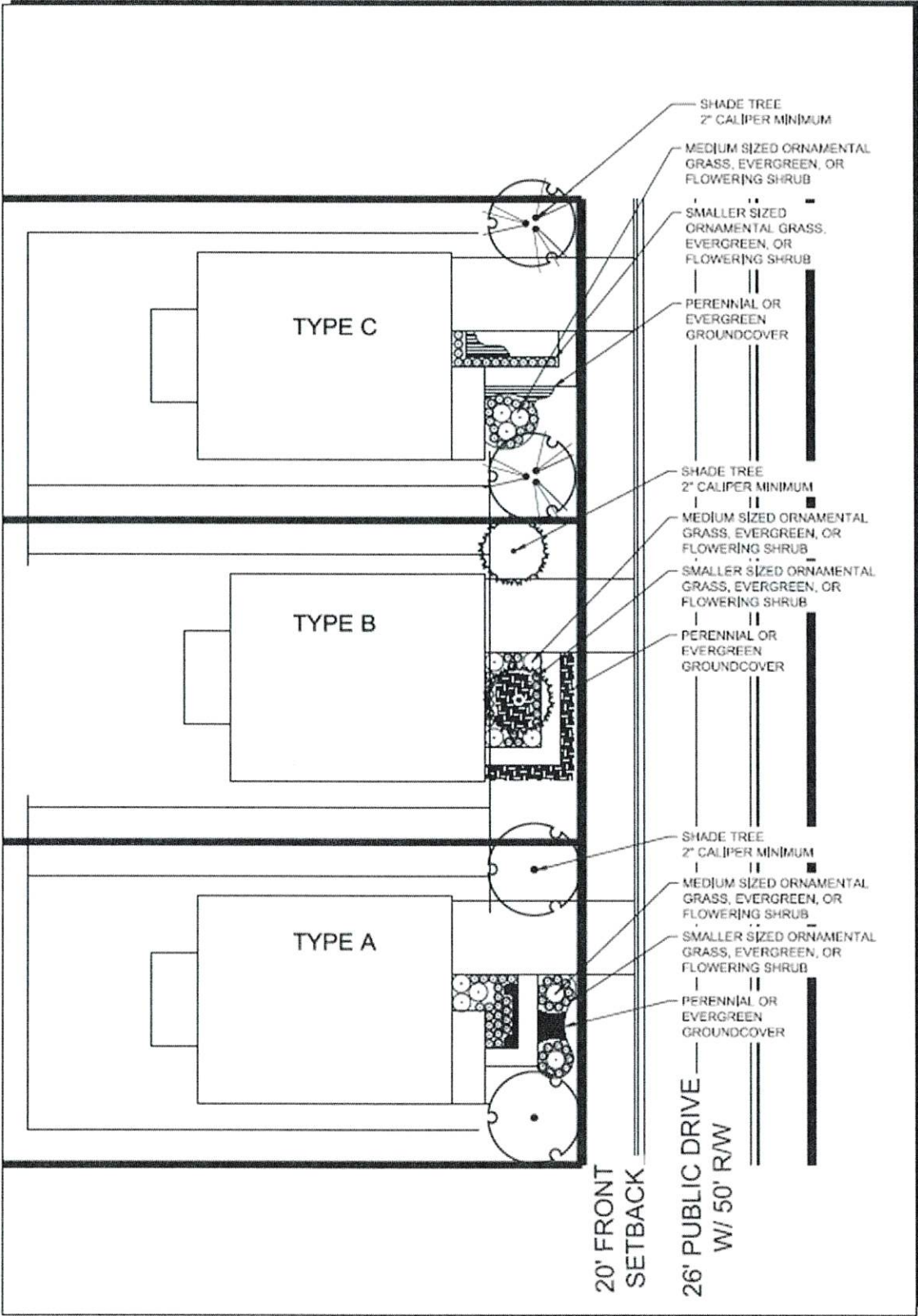
Specifications:

Lot Design Packages:

Lot design packages will NOT be installed in a repetitive A-B-C-A-B-C-A-B-C format. A natural cohesive rhythm will be achieved by assigning them in a thoughtful pattern. Examples of this might include A-C-B-C-A or B-A-C-A-B-C-B.

Each lot will include 2 - 2" caliper shade trees.

All trees will be a species from Rockdale County's Approved Tree List.



TYPICAL LOT LAYOUT
NOT TO SCALE